Post-it® Fax Note 7671	Date 24 May 04	# of pages ▶ 4
To Steve Hedrick	From Jerry Smith	
Co./Dept.	Co.	
Phone # Manners	Phone # 704-902-1836	
Fax # Permit 119964	Fax #	

Doc ID: 008262870004 Type: CRP
Recorded: 05/21/2004 at 03:23:08 PM
Fee Amt: $23.00 Page 1 of 4
Excise Tax: $0.00
Iredell County, NC
Brenda D. Bell Register of Deeds
BK 1553 PG 1187-1190

4

Drawn by: Thebeau and Associates, P.A.
7930 W. Kenton Circle, Ste. 230
Huntersville, NC 28078

PERMANENT EASEMENT FOR SEPTIC SYSTEM AND DRAINAGE SYSTEM

RE: Easement for Lot 20 of Sun Brook Subdivision Section II
~~Lincoln~~ County
IREDELL

STATE OF NORTH CAROLINA
COUNTY OF ~~LINCOLN~~ IREDELL

KNOWN ALL MEN BY THESE PRESENTS, that Gary A. Smith and Gena S. Smith, hereinafter called "Grantors", for valuable consideration, do hereby grant unto Now and Future Owners of Lot 20 of Sun Brook Subdivision Section II, ~~Lincoln~~ County, "Grantee", the right, privilege, and easement to go in and upon a portion of that land conveyed to Grantors (hereinafter "premises") by instrument recorded in Deed Book 1033, at Page 1948, in the ~~Lincoln~~ County Public Registry.

IREDELL

THIS easement is being granted for the purposes of constructing, reconstructing, operating and maintaining a drainage system as well as an acceptable septic system for the use and benefit of the appurtenant Lot 20. Said easement is more fully described in Exhibit "A" attached hereto and incorporated herein, and also shown in the survey attached as Exhibit "B". Grantors hereby agree and state that this easement SHALL NOT MERGE with the fee and shall be appurtenant to Lot 20. The following rights are also granted to Grantee: to enter said premises to inspect said drainage system and septic system, to perform necessary maintenance and repairs, and to make alterations and additions thereto; to remove from the easement, now or at any time in the future, trees, structures or other obstructions that may endanger the proper maintenance and operation of said drainage system.

IT IS HEREBY understood and agreed by and between the parties hereto that the Grantee shall have the right or ingress, egress, and regress over and upon any lands of the

Grantor adjacent to or in the vicinity of the premises as may be essential to the use thereof for the aforesaid purposes, and no entry for such purposes shall be deemed a trespass. Any damage which may occur outside the easement to fences, buildings, or other structures resulting from the Grantee's exercise of the right of ingress, egress and regress shall be repaired by the Grantee.

TO HAVE AND TO HOLD the land hereinbefore described unto the Grantee, its successors and assigns, for the aforesaid uses and purposes and none other.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal, this 21 day of May, 2004.

Gary A. Smith
GARY A. SMITH

Gena S. Smith
GENA S. SMITH

STATE OF NORTH CAROLINA

COUNTY OF Iredell

I, a Notary Public of the County and State aforesaid, certify that Gary A. Smith and Gena S. Smith, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 21st day of May, 2004.

12/11/2005 Jane B. Burgin
Notary Public

My Commission Expires: 12/11/2005

NORTH CAROLINA
IREDELL COUNTY

THE CERTIFICATE OF:

Jane B Burgin

IS CERTIFIED TO BE CORRECT.

BRENDA D. BELL, REGISTER OF DEEDS
BY: _____
~~ASST.~~/DEPUTY

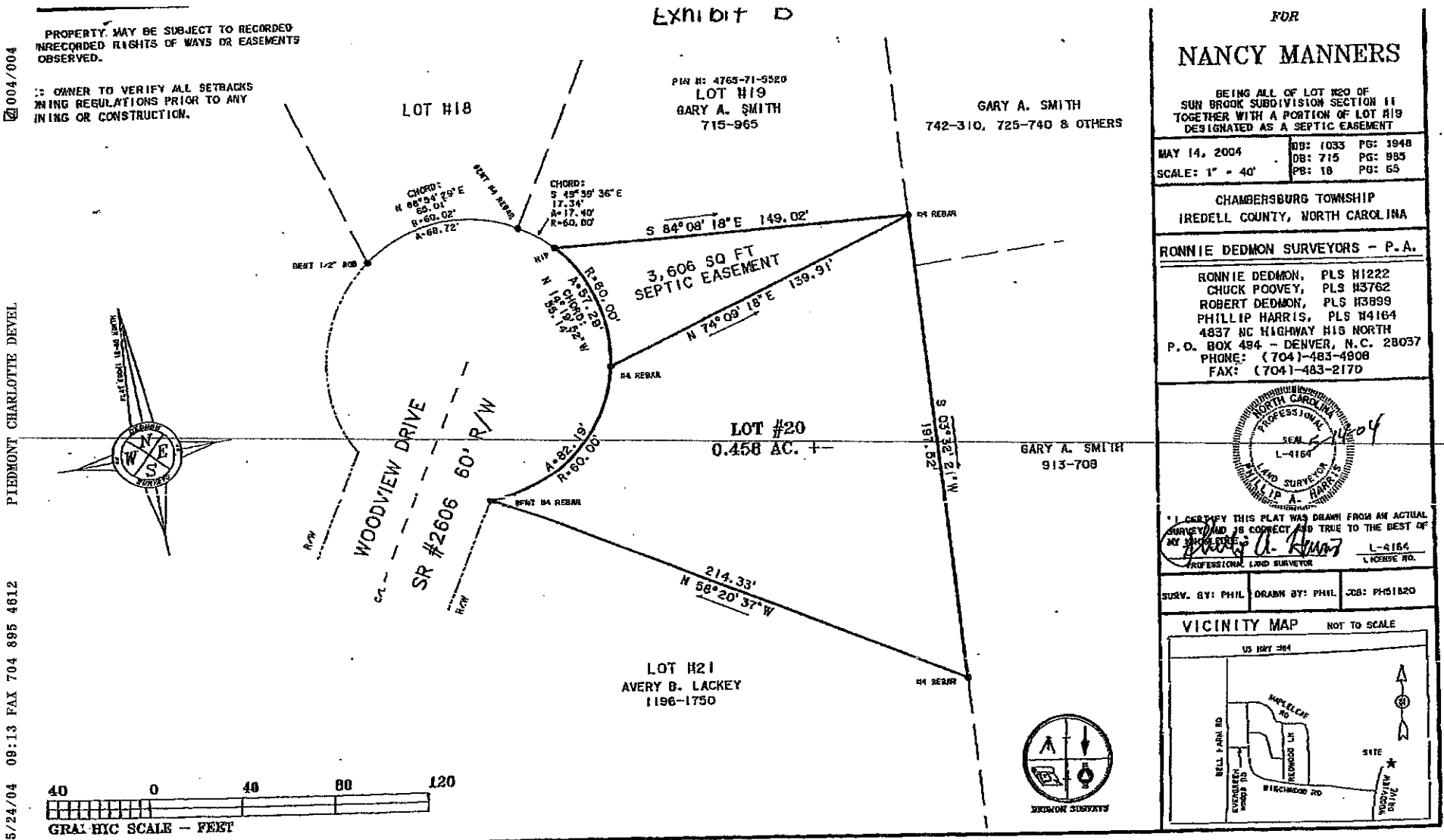
EXHIBIT "A"

BEGINNING at a #4 rebar, corner of Lots #20/#19 of Sun Brook Subdivision Section Two, said iron being located North 03-32-21 East 197.52 feet from an existing #4 rebar, a corner of Lots #20/#21 of Sub Brook Subdivision Section Two; Thence running with a line common of said Lots #20/#19 South 74-09-18 West 139.91 feet to an existing #4 rebar on the cul-de-sac right-of-way of Woodview Drive (SR # 2606 60' R/W), thence running with said cul-de-sac right-of-way a curve to the left having a radius of 60.00 feet, an arc distance of 57.29 feet, a chord bearing of North 14-19-52 West and a chord distance of 55.14 feet to a new #4 rebar, thence leaving said right-of-way and running a new line within Lot #19 (owned by: Gary A. Smith –Deed 715-965) South 84-08-18 East 149.02 feet to the point and place of BEGINNING. Said Septic Easement containing 3,606 sq ft as shown on a survey by Ronnie Dedmon Surveyors, Phillip A. Harris, professional land surveyor, dated May 14, 2004; reference is hereby made to survey for greater certainty of description.

Exhibit D

PROPERTY MAY BE SUBJECT TO RECORDED UNRECORDED RIGHTS OF WAYS OR EASEMENTS OBSERVED.

:: OWNER TO VERIFY ALL SETBACKS ONING REGULATIONS PRIOR TO ANY INING OR CONSTRUCTION.



40 0 40 80 120

GRAPHIC SCALE – FEET

FOR

NANCY MANNERS

BEING ALL OF LOT H20 OF SUN BROOK SUBDIVISION SECTION II TOGETHER WITH A PORTION OF LOT H19 DESIGNATED AS A SEPTIC EASEMENT

MAY 14, 2004	DB: 1033	PG: 1948
SCALE: 1" = 40'	DB: 715	PG: 985
	PB: 18	PG: 65

CHAMBERSBURG TOWNSHIP
IREDELL COUNTY, NORTH CAROLINA

RONNIE DEDMON SURVEYORS – P.A.

RONNIE DEDMON, PLS #1222
CHUCK POOVEY, PLS #3762
ROBERT DEDMON, PLS #3899
PHILLIP HARRIS, PLS #4164
4837 NC HIGHWAY 16 NORTH
P.O. BOX 494 – DENVER, N.C. 28037
PHONE: (704)-483-4908
FAX: (704)-483-2170

NORTH CAROLINA PROFESSIONAL SEAL L-4164 LAND SURVEYOR PHILLIP A. HARRIS 5-14-04

"I CERTIFY THIS PLAT WAS DRAWN FROM AN ACTUAL SURVEY AND IS CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE."

PROFESSIONAL LAND SURVEYOR — L-4164 LICENSE NO.

SURV. BY: PHIL	DRAWN BY: PHIL	JOB: PH51820

VICINITY MAP NOT TO SCALE

05/24/04 09:13 FAX 704 895 4612 PIEDMONT CHARLOTTE DEVEL 004/004